

Unit 1704 - 2000 Williams Island

1704 - 2000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11786047
Status:	Active
Size:	2,560 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Valet Parking
View:	
List Price:	\$1,200,000
List PPSF:	\$469
Valuated Price:	\$956,000
Valuated PPSF:	\$373

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	275
Number of active listings for rent:	3
Number of active listings for sale:	21
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

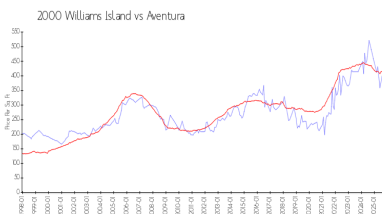
Williams Island 2000 Condo
Administration Office (305) 692-2000
Concierge (305) 692-2012

<https://>

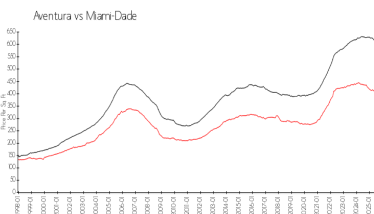
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	1,750 sq ft	Oct 2025	\$565,000	\$323
3004	2,560 sq ft	Jun 2025	\$980,000	\$383
608	1,560 sq ft	May 2025	\$675,000	\$433
2001	2,040 sq ft	Mar 2025	\$850,000	\$417
201	830 sq ft	Mar 2025	\$337,500	\$407

Market Information



2000 Williams Island: \$398/sq. ft.
Aventura: \$411/sq. ft.

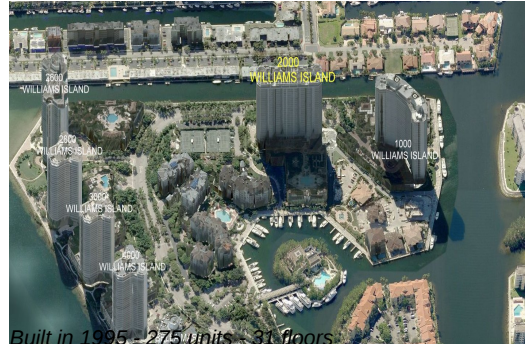


Aventura: \$411/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

2000 Williams Island	8%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



2000 Williams Island	130 days
Aventura	98 days
Miami-Dade	77 days